



Master Plan Implementation Committee Minutes for March 24, 2016

Date: March 24, 2016

Time: 6 PM

Location: Town Hall Annex, Second Floor Conf. Room

Members Present: Charlie Kalauskas, Andrew Bunnell, Ralph Willmer, Wendy Richter, Mike Byrne, Ann LeRoy, Joe Barr; absent from the meeting was Adam Chapdelaine.

Also present were Planning and Community Development Dept. staff members Jenny Raitt, Laura Wiener, Joey Glushko and Ted Fields; resident Chris Loreti was in attendance.

The minutes for the meeting of February 18, 2016 were approved as submitted.

Laura Wiener gave an introduction to the discussion of Zoning Warrant Articles which had a public hearing on March 21; the ARB will be discussing and approving their report to Town Meeting at their April 4 meeting.

The MPIC participated in extensive discussion regarding outreach for the warrant articles, to include educating Town Meeting members about zoning and the message for the changes that are being proposed. The inter-relationship of these elements to the Master Plan is important.

The Planning and Community Development Department has planned a meeting for April 14, to provide information and answer questions about the ARB's Zoning Warrant Articles. The meeting will be co-sponsored by ARB, MPIC, and Planning staff. Staff is working with consultant David Gamble to prepare visual materials for this presentation to help illustrate the impact of the residential zoning articles. Director Jenny Raitt led the discussion of what the MPIC wanted their message to be; some of the MPIC comments follow:

- What is zoning; what are the positive aspects of zoning; its limitations?
- How do the proposed articles get to the Master Plan's neighborhood character preservation?
- These are first step articles that will lead to other future changes;
- Specific Master Plan recommendations should be cited; the Master Plan is a "blueprint", with near and longer term considerations; we are in the "near" phase, building for later parts of the Plan;
- Mixed use responds to Town revenue and economic development concerns of the community;

- Speak to the "parking" issues: get away from single occupancy vehicle dependence; support for mixed use changes; consider GIS map highlighting the potential mixed use areas;
- Consider streetscape vibrancy;
- Improve variety in the housing stock of the community;
- Encourage new land use(s);
- Connect residents to commercial areas; create connectivity between and among the business districts.

Jenny noted that there may be published research about mixed-use and multi-family housing development that could be useful in conveying our message. The members noted the importance of having that information available during Town Meeting in order to answer questions, but not as part of the presentation materials.

Wendy expressed concern about new and different ideas which might emerge from the April 14 meeting - what will the response be? Laura responded that it will be too late to make changes in the Warrant Articles, except by substitute motion on the floor. There would not be time for another public meeting.

Staff will create a "Frequently Asked Questions" document about the ARB's Zoning Warrant Articles to answer questions and focus on the message; the use of visuals was recommended for showing the impacts of proposed changes.

MPIC will meet on 4/21 to discuss MPIC Report to Town Meeting, and any adjustments needed to the Town Meeting messaging based on the 4/14 Forum.

The meeting adjourned at 7:12 PM
Minutes submitted by Joey Glushko